

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0018-2

BY-LAW CA29 0018-2 MODIFYING BY-LAW CA29 0018 CONCERNING OCCUPANCY OF PUBLIC PROPERTY IN ORDER TO INTEGRATE CLAUSES COMMON TO ALL BOROUGHS AND PROVIDE A BETTER NORMATIVE FRAMEWORK TO LIMIT THE DURATION OF OBSTRUCTIONS, THE AREA COVERED BY TEMPORARY OCCUPATIONS AND THEIR VISUAL IMPACTS

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At the Borough of Pierrefonds-Roxboro regular council sitting held in the Borough Hall situated at 13 665, boulevard de Pierrefonds, in the said Borough, on August 5, 2024, at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

Mayor of the Borough Mr. Dimitrios (Jim) Beis and councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

Were also present, Mr. Dominique Jacob, Director of the Borough, and M<sup>e</sup> Jean-François Gauthier, Secretary of the Borough.

CONSIDERING sections 67 and 67.1 of Annex C of the Charter of Ville de Montréal (R.S.Q., chapter C-11.4);

CONSIDERING sections 105 and 142 of the Charter of Ville de Montréal, Québec Metropolis (RLRQ, chapter C-11.4);

CONSIDERING section 2 of the By-law of the City Council concerning the delegation of certain powers relating to the arterial road network to borough councils (08-055);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law CA29 0018 is modified as follows:

ARTICLE 1 The preamble forms an integral part of the present by-law.

ARTICLE 2 The by-law is amended by adding section 32.1 at the beginning of subsection 2 and before section 33:

“32.1. At the request of the competent authority, the permit holder or a person in authority on the premises must immediately present a copy of the documents referred to in section 32”.

ARTICLE 3 The by-law is amended by replacing article 33, which should read as follows:

“33. At the end of the authorized occupancy period, the permit holder must vacate the public domain in its entirety and remove all residues resulting from the occupation.

When the holder plans to cease occupying the public domain before the end of the term, he must notify the competent authority in writing before 5 p.m. the day before the revised end date of the occupation. Failure to do so will result in payment of the occupancy fee due for the period indicated on the permit.

If the permit is cancelled before occupancy begins, or if occupancy ceases before the term authorized in the permit, the holder must also comply with the first paragraph”.

ARTICLE 4 The by-law is amended by adding section 33.1 after section 33:

“33.1. Study and permit fees are non-refundable”.

ARTICLE 5 The by-law is amended by the addition of article 33.2:

“33.2. The holder of a permit for temporary occupation of the public domain for a construction site must comply with the following requirements:

1° the public domain may not be occupied more than 24 hours before the actual start of work;

2° work cannot be interrupted for 5 days or more without reasonable justification;

3° only T-RV-10 tubular beacons may be used to channel or help direct traffic, unless a documented analysis, signed and sealed by an engineer who is a member in good standing of the Ordre des ingénieurs du Québec, demonstrates that, because of the environment, traffic flow, visibility and pedestrian or cyclist traffic, T-RV-7 tubular beacons are more appropriate for this purpose;

4° temporary signs must be removed as soon as work is completed at the latest.

The requirement set out in paragraph 1° does not apply to the installation of parking signs, which is governed by Chapter VIII of By-law 868 concerning traffic and public safety in the Borough of Pierrefonds-Roxboro and by sections 7 and 46 of By-law 159 concerning traffic and public safety in the City of Roxboro.

In the event of non-compliance with the requirement set out in paragraph 2° of the first subparagraph, the competent authority may issue a notice of interruption of work due to inactivity. After issuing a second notice, the competent authority may suspend the permit and demobilize the public domain at the expense of the holder of the public domain occupation permit.

In the event of non-compliance with the requirement set out in subparagraph 4° of the first paragraph, the competent authority may, at the end of a 24-hour period following completion of the work, remove the temporary sign at the expense of the permit holder”.

ARTICLE 6 The by-law is amended by the addition of article 33.3:

“33.3. When occupancy is authorized on or beside the sidewalk, the holder of a temporary occupancy permit must, unless otherwise specified, maintain, at all times:

- a clear, linear and continuous pedestrian corridor at least 1.5 m wide;
- adequate lighting, including, but not limited to, when a sidewalk or walkway is covered by a structure”.

ARTICLE 7 The by-law is amended by the addition of article 33.4:

“33.4. In the case of an occupation that requires the creation of a detour for pedestrians, the holder of a public domain occupation permit must design the detour to ensure universal accessibility. In particular, the detour must be able to be used safely by anyone with functional limitations, including those using a means of compensating for their disability such as a wheelchair or electric chair”.

ARTICLE 8 The by-law is amended by the addition of article 33.5:

“33.5. When occupancy prevents vehicular traffic, the permit holder must, unless otherwise specified, take charge of domestic residual materials that cannot normally be collected in front of the building. To do so, he or she must move the household waste to the location indicated by the competent authority when issuing the permit, without obstructing public roads, bicycle paths or sidewalks, and in compliance with applicable regulations.

No household waste can be collected directly from a construction site”.

ARTICLE 9 The by-law is amended by the addition of article 33.6:

“33.6. During occupancy, the permit holder must, at his own expense, clear snow from the public highway”.

ARTICLE 10 The by-law is amended by the addition of article 33.7:

“33.7. It is forbidden to park a passenger vehicle belonging to an individual and used mainly for personal purposes in the space covered by a public domain occupation permit for a construction site”.

ARTICLE 11 The by-law is amended by the addition of subsection 3, concerning cladding standards for a private worksite, to read as follows:

**“SUBSECTION 3  
COVERING STANDARDS FOR A PRIVATE WORKSITE**

33.8. For temporary occupancy of 90 days or more in the case of a major private worksite, the permit holder must comply with the standards for worksite covering set out in the Guide attached as Appendix A to the present by-law.

For the purposes of this article, a major private worksite is defined as the construction of a building with 8 or more dwellings or a floor area of more than 600 m<sup>2</sup>.

33.9. In addition to the requirements stipulated in article 33.3, any worksite occupying the public domain must be delimited by a covering structure that complies with the requirements of the Guide.

This structure must be installed within 72 hours of the first mobilization of the site and within 72 hours of the start of each new construction phase.

As a minimum, the following information must be displayed on the covering structure:

- 1° the nature of the work;
- 2° date of work completion;
- 3° the name of the contractor or promoter of the work, and if different, the name of the project owner;
- 4° the telephone number or e-mail address of the persons referred to in paragraph 3°.

33.10. It is forbidden to use a covering structure as a support for advertising”.

ARTICLE 12 The by-law is amended by the addition of Appendix A: “GUIDE AND STANDARDS FOR THE COVERING OF PRIVATE WORKSITES OCCUPYING THE PUBLIC DOMAIN”.

ARTICLE 13 The present by-law comes into force according to Law.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-64

BY-LAW NUMBER CA29 0040-64 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE USE “DETACHED SINGLE-FAMILY (H1) HOUSING” IN H2-5-322 ZONE AS WELL AS THE RELATED STANDARDS

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At the Borough of Pierrefonds-Roxboro regular sitting held on August 5, 2024 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M<sup>c</sup> Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on June 5, 2023;

HAVING REGARD TO section 113 of the Act respecting land use planning and development (RLRQ, chapter A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 The specifications chart in Appendix A of zoning by-law number CA29 0040 for H2-5-322 zone is amended as follows:

- a) By adding the “single-family housing (h1)” use
- b) By adding the following subdivision standards:
  - minimum surface area: 450 square meters
  - minimum depth: 27 meters
  - minimum width: 15 meters
- c) By adding the following zoning standards:
  - detached structure
  - front setback: 6 meters
  - side setback: 3 meters
  - rear setback: 7 meters
  - building height (storeys): 1 minimum, 2 maximum
  - building height (m): 8 meters maximum
  - minimum front wall width: 6 meters
  - building/land area ratio (B.L.A.): 0.5 maximum

The whole as presented in the specifications chart H2-5-322 attached as Appendix 1 to this by-law.

ARTICLE 2 This by-law shall come into force in accordance with the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0061-3

BY-LAW MODIFYING BY-LAW CA29 0061 CONCERNING THE USE OF PARKS  
IN ORDER TO PROVIDE SPECIFICATIONS REGARDING COOKING FIRES

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At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on August 5, 2024 at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., chapter C 19), at which were present:

Mayor of the Borough Mr. Dimitrios (Jim) Beis and councilors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council forming quorum under the chairmanship of the Mayor of the Borough Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob and the Secretary of the Borough, M<sup>e</sup> Jean-François Gauthier, were also present.

BY VIRTUE OF sections 130 and 141 of the Charter of Ville de Montréal, Québec Metropolis (RLRQ, chapter C-11.4);

BY VIRTUE OF paragraph c) of section 15 of the By-law concerning the use of parks (CA29 0061) prohibiting anyone visiting or frequenting a park in the Borough of Pierrefonds-Roxboro from lighting a cooking fire;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law CA29 0061 is amended as follows:

**ARTICLE 1.** By adding the following article 15.1:

**“15.1.** Notwithstanding paragraph c) of section 15, anyone visiting or frequenting a park may light a cooking fire in areas where furniture has been installed specifically for this purpose in the park.

Notwithstanding the first paragraph, it is forbidden for anyone visiting or frequenting a park to possess or use a butane stove, hibachi or mobile barbecue, whether fueled by charcoal, propane gas or any other fuel, except in areas where furniture has been installed specifically for this purpose or following the adoption of a borough council ordinance to this effect.”

**ARTICLE 2.** The present by-law comes into force in accordance with the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0141

BY-LAW AUTHORIZING THE BORROWING OF \$3,000,000 FOR THE REALIZATION OF ROAD REPAIR WORK AND RELATED WORK IN THE BOROUGH OF PIERREFONDS-ROXBORO AS PART OF THE TEN-YEAR CAPITAL EXPENDITURE PROGRAM

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At the Borough of Pierrefonds-Roxboro regular sitting held on August 5, 2024 at 7 p.m., in the council room located at 13 665, boulevard de Pierrefonds, in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M<sup>c</sup> Jean-François Gauthier, also attend the sitting.

HAVING REGARD to sections 146.1 and 148 of the Charter of the City of Montreal, metropolis of Quebec (RLRQ, chapter C 11.4);

WHEREAS the loan provided for in the present by-law is decreed in order to make capital expenditures regarding an item provided for in the Borough's ten-year programme of capital expenditures.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1. A loan of \$3,000,000 is authorized for financing the road repair works and related works in the Borough of Pierrefonds-Roxboro.

ARTICLE 2. The loan includes professional fees, expenses and fees for the study, conception and work inspections and other incidental or contingent expenses related to them.



ARTICLE 3. The total term of the loan and its refinancing will not exceed twenty (20) years.

ARTICLE 4. In order to provide for expenses incurred with regards to interests and capital refund of annual terms of the loan incurred by virtue of the present by-law, each year, during the term of the borrowing, a special tax will be levied at a rate sufficient to ensure the reimbursement of the total loan, shared out among all the taxable immovables located on the territory of the borough according to the valuation of these immovables, as appearing annually on the prevailing valuation roll.

This tax will be levied in the way and at the dates fixed for the levying of the general property tax.

ARTICLE 5. The council allocates any contribution or subsidy, which could be deposited for the payment of a part or the total expense decreed by the present by-law to reduce the loan decreed by the present by-law.

ARTICLE 6. The present by-law comes into force according to Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0142

BY-LAW AUTHORIZING THE BORROWING OF \$4,500,000 FOR WORK RELATED TO THE MUNICIPAL BUILDINGS AND THE ACQUISITION OF OFFICE FURNITURE AND COMPUTER EQUIPMENT FOR THE BOROUGH OF PIERREFONDS-ROXBORO

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At the Borough of Pierrefonds-Roxboro regular sitting held on August 5, 2024 at 7 p.m., in the council room located at 13 665, boulevard de Pierrefonds, in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M<sup>c</sup> Jean-François Gauthier, also attend the sitting.

**HAVING REGARD** to section 146.1 of the Charter of Ville de Montréal, métropole du Québec (RLRQ, chapter C-11.4);

**HAVING REGARD TO** section 544 of the Cities and Towns Act (RLRQ, chapter C-19), and more particularly paragraph 2 of the second paragraph of this section;

**WHEREAS** the loan provided for in the present by-law is decreed in order to make capital expenditures regarding an item provided for in the Borough's three-year programme of capital expenditures;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1. A loan of \$4,500,000 is authorized for financing work related to the protection of administrative buildings and the acquisition of office furniture.

ARTICLE 2. The loan includes professional fees, expenses and fees for the study, conception and work inspections and other incidental or contingent expenses related to them.

ARTICLE 3. The total term of the loan and its refinancing will not exceed twenty (20) years.

ARTICLE 4. In order to provide for expenses incurred with regards to interests and capital refund of annual terms of the loan incurred by virtue of the present by-law, each year, during the term of the borrowing, a special tax will be levied at a rate sufficient to ensure the reimbursement of the total loan, shared out among all the taxable immovables located on the territory of the borough according to the valuation of these immovables, as appearing annually on the prevailing valuation roll.

This tax will be levied in the way and at the dates fixed for the levying of the general property tax.

ARTICLE 5. The council allocates any contribution or subsidy, which could be deposited for the payment of a part or the total expense decreed by the present by-law to reduce the loan decreed by the present by-law.

ARTICLE 6. The present by-law comes into force according to Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0143

BY-LAW AUTHORIZING THE BORROWING OF \$4,500,000 FOR THE REDEVELOPMENT OF PARKS AND GREEN SPACES WITHIN THE TERRITORY OF THE BOROUGH OF PIERREFONDS-ROXBORO

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At the Borough of Pierrefonds-Roxboro regular sitting held on August 5, 2024 at 7 p.m., in the council room located at 13 665, boulevard de Pierrefonds, in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, Me Jean-François Gauthier, also attend the sitting.

HAVING REGARD to sections 146.1 and 148 of the Charter of the City of Montreal, metropolis of Quebec (RLRQ, chapter C 11.4)

HAVING REGARD TO paragraph 1 of the second paragraph of section 544 of the Cities and Towns Act (R.S.Q., chapter C-19);

WHEREAS the loan provided for in the present by-law is decreed in order to make capital expenditures regarding an item provided for in the Borough's ten-year programme of capital expenditures.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1. A loan of \$4,500,000 is authorized for financing the redevelopment in parks and green spaces on the territory of the Borough of Pierrefonds-Roxboro.

ARTICLE 2. The loan includes professional fees, expenses and fees for the study, conception and work inspections and other incidental or contingent expenses related to them.

ARTICLE 3. The total term of the loan and its refinancing will not exceed twenty (20) years.

ARTICLE 4. In order to provide for expenses incurred with regards to interests and capital refund of annual terms of the loan incurred by virtue of the present by-law, each year, during the term of the borrowing, a special tax will be levied at a rate sufficient to ensure the reimbursement of the total loan, shared out among all the taxable immovables located on the territory of the borough according to the valuation of these immovables, as appearing annually on the prevailing valuation roll.

This tax will be levied in the way and at the dates fixed for the levying of the general property tax.

ARTICLE 5. The council allocates any contribution or subsidy, which could be deposited for the payment of a part or the total expense decreed by the present by-law to reduce the loan decreed by the present by-law.

ARTICLE 6. The present by-law comes into force according to Law.